

City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING

***To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799
- Enter Meeting ID: 330332554***

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON
VACANT, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, JULY 22, 2021

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 50, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, *District Map No. 1*, 50-17-4 *District Map No. 3* and Section 50-17-46, *District Map No. 44* to show the R3 (Low Density Residential District), B4 (General Business District), SD1 (Special Development District, Small-Scale, Mixed-Use), SD2 (Special Development District, Mixed-Use), and SD5 (Special Development District, Casinos) zoning classifications where R1 (Single-Family Residential District), R2 (Two-Family Residential District), R3 (Low Density Residential District), R4 (Thoroughfare Residential District), R5 (Medium Density Residential District), PD (Planned Development District), and M2 (Restricted Industrial District) zoning classifications are currently shown. (Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

- E. **11:20 A.M. – PUBLIC HEARING – RE:** Approval of a Commercial Rehabilitation District for Banyan Capital Ventures, LLC, in the area of 2725, 2751, 2761 and 2771 East Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1269) (The Housing and Revitalization Department has reviewed the request of Banyan Capital Ventures, LLC to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- F. **11:35 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation District on behalf of East Jefferson Development Corporation in the area of 14326 East Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #1428) (The Housing and Revitalization Department has reviewed the application of East Jefferson Development Corporation and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- G. **11:50 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation District on behalf of East Jefferson Development Corporation in the area of 14522 East Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #1426) (The Housing and Revitalization Department has reviewed the application of East Jefferson Development Corporation and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- H. **12:05 P.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation District on behalf of Cinnaire Solutions in the area of 3530 Grand River Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition # 1334). (The Housing and Revitalization Department has reviewed the application of Cinnaire Solutions and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**

UNFINISHED BUSINESS

1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to several business owners in Eastern Market expressing concerns regarding the proposed zoning changes in the Eastern Market District (**BROUGHT BACK AS DIRECTED ON 7-15-21**)
2. Status of **Council President Pro Tem Mary Sheffield** submitting a memorandum requesting a report on the notification requirement required by state and local laws (**BROUGHT BACK AS DIRECTED ON 7-15-21**)
3. Status of **Office of Contract and Procurement Contract No. 6003724** - 100% ARPA Funding: Emergency Rental Assistance Program 2 to deliver directly to renters Contractor: The Heat And Warmth Fund (THAW) – Location: 1212 Griswold, Detroit, MI 48226 – Contract Period: Upon City Council Approval through July 15, 2025 – Total Contract Amount: \$1,187,000.00. **HOUSING AND REVITALIZATION (BROUGHT BACK AS DIRECTED ON 7-15-21)**
4. Status of **Office of Contracting and Procurement Contract No. 6003723** - 100% ARPA Funding: Emergency Rental Assistance Program 2 to deliver directly to renters Contractor: Wayne Metropolitan Community Action Agency– Location: 7310 Woodward, STE 800, Detroit, MI 48202 – Contract Period: Upon City Council Approval through July 15, 2025 – Total Contract Amount: \$8,215,000.00. **HOUSING AND REVITALIZATION (BROUGHT BACK AS DIRECTED ON 7-15-21)**
5. Status of **Office of Contracting and Procurement Contract No. 6003722** - 100% ARPA Funding: Emergency Rental Assistance Program 2 to deliver directly to renters Contractor: United Community Housing Coalition– Location: 2727 Second Ave. STE 313, Detroit, MI 48201 – Contract Period: Upon City Council Approval through July 15, 2025 – Total Contract Amount: \$4,920,100.00. **HOUSING AND REVITALIZATION (BROUGHT BACK AS DIRECTED ON 7-15-21)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts:**

6. Submitting reso. autho. **Contract No. 6003427** - 100% Grant Funding – To Provide Down Payment and Closing Costs Aid under the Homebuyer Assistance Program. – Contractor: Cinnare Lending Corporation – Location: 1118 S Washington Avenue, Lansing, MI 48910 – Contract Period: Upon City Council Approval through December 31, 2023 – Total Contract Amount: \$476,250.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**

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7. Submitting reso. autho. **Contract No. 6001150** - 100% Grant Funding – AMEND 1 – To Provide an Extension of Time and Extend the Scope of Services for Additional Real Estate Services for the Bridging Neighborhood Department. – Contractor: Detroit Land Bank Authority – Location: 500 Griswold Street Suite 1200, Detroit, MI 48226 – Contract Period: July 1, 2022 through December 19, 2023 – Total Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$660,000.00. Original Contract Period: December 11, 2017 to June 30, 2022.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
8. Submitting reso. autho. **Contract No. 6003619** - 100% City Funding – To Provide Funding for the Motor City Match Program (Community Development Block Grant & General Funded Subrecipient Fiduciary). – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through July 31, 2022 – Total Contract Amount: \$2,250,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
9. Submitting reso. autho. **Contract No. 6003748** - 100% Federal Funding – To Provide Public and Private Sources for Summer Youth Employment (GDYT). – Contractor: Detroit Employment Solutions Corporation – Location: 440 East Congress, Detroit, MI 48226 – Contract Period: Upon City Council Approval through May 31, 2022 – Total Contract Amount: \$1,500,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
10. Submitting reso. autho. **Contract No. 6003760** - 100% Grant (CDBG) Funding – To Provide Funding for the Motor City Match Program (Community Development Block Grant & General Funded Subrecipient Fiduciary). – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through July 31, 2022 – Total Contract Amount: \$1,500,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**

CITY PLANNING COMMISSION

11. Submitting report relative to the memo of Council President Pro Tempore Mary Sheffield requesting changes to forthcoming proposed Eastern Market area text and map amendments to the Zoning Ordinance, Chapter 50 of the Detroit City Code. **(On Thursday July 8, 2021 Your Honorable Committee referred the above captioned memo to the Planning and Development Department (P&DD) and to the City Planning Commission for report. The memo references concerns expressed by Eastern Market business owners, and requests the following two changes be made to the forthcoming proposed zoning ordinance for the Eastern Market area: Allow a maximum height of 80 feet in the proposed MKT district on a by-right basis and Add provisions to allow cannabis cultivation facilities in MKT district on a conditional basis.) (REFERRED**

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TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)

HOUSING AND REVITALIZATION DEPARTMENT

12. Submitting reso. autho. 2021-22 Annual Action Plan. (In conformance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the Housing & Revitalization Department respectfully requests that Your Honorable Body authorize the submission of the 2021-22 Annual Action Plan. It is also requested that you designate the Mayor, or his designee, to be the authorized representative to act in connection with the Plan. The Plan reflects the City's fiscal year 2021-2022 CDBG/NOF narrative and proposal final recommendations. It is respectfully requested that you approve the attached resolution with a waiver of reconsideration, to ensure HUD's approval and funding availability in a timely manner.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)

13. Submitting reso. autho. Annual HOME, CDBG, NSP Awards, New Award - 7850 E. Jefferson Apartments Addition to Previous Award - La Joya Gardens. (The City of Detroit ("City"), through the Housing and Revitalization Department ("HRD"), makes annual funding available for "ready-to-proceed projects" from HOME, CDBG and NSP federal funds allocated to the City through the U.S. Department of Housing and Urban Development ("HUD"). HRD has continued to work closely with HUD to meet required commitment and disbursement deadlines for new and ongoing projects approved by the City. In support of affordable housing opportunities, HRD is hereby requesting approval to award funding to the following new project: 7850 E. Jefferson Apartments (\$3,432,000.00 in HOME) - \$3,432,000.00 in HOME will be spent on this project at 7850 E. Jefferson to assist in constructing 150 rental units in a new 150 unit residential development that will be 100% affordable. Additionally, HRD is requesting approval to increase funding sources for the following previously approved project: La Joya Gardens (Add \$798,623.00 in AHD&PF) - \$798,623.00 in AHD&PF funds will be added to this project to fill a funding gap created by removal of a funding source. We hereby request that your Honorable Body adopt the attached resolution that: (1) approves the aforementioned new project funding, (2) approves the aforementioned project funding increase and (3) authorizes the HRD Deputy Director / Acting Director, or her authorized designee, to execute such documents as may be necessary or convenient to complete the transactions.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)

LEGISLATIVE POLICY DIVISION

14. Submitting report relative to Notice Requirements. (Council President Pro-Tem Sheffield requested that the Legislative Policy Division (LPD) provide a report on the statutory requirements of public notices as required by state and local laws) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)

PLANNING AND DEVELOPMENT DEPARTMENT

15. Submitting reso. autho. Property Sale – 2711 Puritan (**The City of Detroit, Planning and Development Department ("P&DD")** has received an offer from Deshanda Edwards (the "Purchaser"), to purchase certain City-owned real property at 2711 Puritan (the "Property") for the purchase price of Two Thousand Seventy and 001100 Dollars (\$2,070.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)
16. Submitting reso. autho. Property Sale – 13129, 13133, 13145 and 13151 W. Chicago (**The City of Detroit, Planning and Development Department ("P&DD")** has received an offer from Robert Stoman (the "Purchaser), to purchase certain City-owned real property at 13129, 13133, 13145 and 13151 W. Chicago (the "Property") for the purchase price of Six Thousand and 001100 Dollars (\$6,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)
17. Submitting reso. autho. Property Sale – 18201 Joy Rd. (**The City of Detroit, Planning and Development Department ("P&DD")** has received an offer from Nick Dedvukaj (the "Purchaser), to purchase certain City-owned real property at 18201 Joy Rd (the "Property") for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)
18. Submitting reso. autho. Property Sale – 8636 W McNichols. (**The City of Detroit, Planning and Development Department ("P&DD")** has received an offer from Premier Homes Detroit LLC, a Michigan Limited Liability Company (the "Purchaser), to purchase certain City-owned real property at 8636 W McNichols (the "Property") for the purchase price of Twelve Thousand One Hundred Eighty and 00/100 Dollars (\$12,180.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)
19. Submitting reso. autho. Property Sale – 222, 224 and 234 Piquette (**The City of Detroit ("City"), Planning and Development Department ("P&DD")** has received an offer from 234 Piquette LLC ("Purchaser"), a Michigan limited liability company, to purchase certain City-owned real properties at 222, 224 and 234 Piquette (collectively the "Properties") for the purchase price of One Million One Hundred Fifty Thousand and 00/100 Dollars (\$1,150,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)
20. Submitting reso. autho. Transfer of Jurisdiction and Sale of Property - 14300, 14310, 14324, 14364, 14390, 14398, 14404, 14412, 14418, 14426 and 14430 Burgess. (**The Detroit Water and Sewerage Department ("DWSD")** has indicated to the Planning and Development Department ("P&DD") that the City owned property at 14300, 14310, 14324, 14364, 14390, 14398, 14404, 14412, 14418, 14426 and 14430 Burgess (the "Property") is no longer appropriate to their needs. DWSD has requested that the Finance Department transfer jurisdiction of the Property to PDD to administer.)

**(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT
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21. Submitting reso. autho. Property Sale by Detroit Land Bank Authority - North End Landings LLC - Development: 259, 267, 271, 277, 282, 299, 303, 306, 307, 312, 313, 319, 325 Smith - 525, 529, 535, 545, 555, 561 E. Bethune - 309, 313, 319 E. Bethune - 405, 409 Smith - 7718, 7719 Brush. **(Pursuant to the Second Amended and Restated Memorandum of Understanding ("MOU") between the City of Detroit and the Detroit Land Bank Authority ("DLBA"), approved by your Honorable Body on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12 month period without the prior approval of the Mayor and City Council.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
22. Submitting reso. autho. Approval of Property Transfer between the City of Detroit and the Detroit Land Bank Authority. **(Pursuant to the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774 (Land Bank Act), the Detroit Land Bank Authority ("DLBA") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit (the "City") and to combat blight. The City of Detroit, Planning and Development Department) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
23. Submitting reso. autho. Sale of Wayne County Tax Foreclosed Non-owner Occupied Homes. **(Under the General Property Tax Act (1893 PA 206) (the "Act"), the City of Detroit ("City") has an annual right of refusal to acquire tax foreclosed property from Wayne County ("County") upon payment of a minimum bid determined by the County pursuant to the Act. Such right of refusal allows the City to acquire tax foreclosed properties prior to any sale by the County through auction.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
24. Submitting reso. autho. Acquisition of Wayne County Tax Foreclosed Properties Right of Refusal 2021. **(Under the General Property Tax Act (1893 PA 206) (the "Act"), the City of Detroit ("City") has an annual right of refusal to acquire tax foreclosed property from Wayne County (the "County") upon payment of a minimum bid as determined by the County pursuant to the Act ("Purchase Price"). Such right of refusal allows the City to acquire tax foreclosed properties prior to any sale by the County through auction.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-22-21)**
25. Submitting reso. autho. Proposal to Name City Greenway "Mayor Dennis W. Archer Greenway". **(The City of Detroit Planning and Development Department ("P&DD") is proposing a formal naming of the greenway which runs along the vacated Joseph Campau Street between Jefferson Avenue and East Vernor Highway, in honor of the**

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**former Mayor of the City of Detroit, the Honorable Dennis W. Archer.) (REFERRED
TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING
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